

August 5, 2016

Honorable Mayor and City Council
C/o Emily Bodeker
City of Ankeny
220 West 1st Street
Ankeny, Iowa 50021

RECEIVED

AUG 05 2016

CITY OF ANKENY

RE: VILLAGE AT ROCK CREEK PLAT 1
SITE PLAN, CONSTRUCTION DRAWING AND FINAL PLAT RESUBMITTAL
S&A PROJECT NO. 116.0231.01

Dear Honorable Mayor and Council:

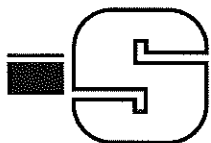
On behalf of K&N Holdings LLC, please find accompanying the revised Site Plan, Construction Drawings, Final Plat and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents. The development is proposed for 84 attached townhome units and 6 single family lots with associated utility and site infrastructure. Upon approval, construction is proposed to begin immediately weather permitting.

As requested, we have addressed all items on the Tech Review comments through plan modifications and discussions with Staff. Please place the project on the next available Council meeting for review and approval.

Please find accompanying the following items:

- Six (6) folded copies of the Site Plan
- Six (6) folded copies of the Final Plat
- Two (2) copies of the Construction Drawings
- Six (6) copies of the Colored Building Elevations
- Two (2) copies of the revised drainage report
- One (1) copy of the SWPPP
- Street light layout plan
- Turn Lane Traffic Memo
- City Cost Participation calculation
- Parksites dedication calculation
- Response letter

In keeping with City policy, we respectfully request cost participation in the amount of \$10,137.50 for water main upsizing to a 12-inch water main along NW Irvinedale Drive and upsizing to an 8-foot wide trail along NW Irvinedale Drive.



ENGINEERS & PLANNERS
SNYDER & ASSOCIATES, INC.

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

Please feel free to contact me at your convenience should you have any questions or comments.
Thanks.

Sincerely,
SNYDER AND ASSOCIATES, INC.

Eric D. Cannon, P.E.

Cc: Corey Kautz, K&N Holdings LLC
File